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1968

ANNUAL REPORT
CENTRAL PLANNING BOARD
CITY OF NEWARK, N.J.

PURPOSE AND FUNCTIONS

The Central Planning Board was established and authorized by the Municipal Council as provided for in Chapter 55 of Title 40 of the Revised Statutes of the State of New Jersey Law of 1953, Chapter 433.

The Central Planning Board is composed of nine (9) members, who are: the Mayor, an official of the City of Newark, a member of the Municipal Council and six (6) citizens of the City of Newark.

One of the functions of the Central Planning Board is to make such revisions and changes to the City Master Plan as changing circumstances and conditions require, to the end that:

1. Proposals affecting city facilities and services which are referred to the Planning Board will be coordinated with a sound program of long-term community development; and
2. Proposals which would originate undue costs because of their lack of coordination with a balanced program of city control may be discouraged.

The Central Planning Board is the zoning commission and, as such, conducts extensive studies of the zoning ordinances and to the zoning map of the City of Newark. Several changes to the zoning ordinance and to the zoning map have been recommended to and adopted by the Municipal Council.

The Central Planning Board is assigned special matters by the

Mayor and Municipal Council and it is the function of the Board to conduct such studies and to make recommendations that would accomplish the harmonious development of the City of Newark. Such studies would include requests for street vacations, requests for zoning changes and interrelated subjects.

All plans, programs, and urban renewal projects that affect the physical development of the City are reviewed by the Central Planning Board and examined and approved in accordance with the ordinances of City and State Regulations.

As stated in R.S. 40:55-1.12, it is a function of the Board to give consideration to the ability of the community to carry out its development program. In such preparation; the Board shall cause careful and comprehensive surveys and studies to be made of present conditions and of the prospects for the future growth of the City. The Master Plan shall be made with the general purpose of guiding and accomplishing a coordinated adjusted and harmonious development of the municipality and its environs which will, in accordance with present and future needs, promote health, safety, morals, order, convenience, prosperity and general welfare, as well as efficiency and economy in the process of development and the maintenance of property value previously established. To such end, the master plan shall also include adequate provisions for traffic and recreation, the promotion of safety from fire and other dangers, adequate provision for light and air, the promotion of good civic design and arrangements, the wise and efficient expenditure of public funds,

and adequate provision for public utilities and other public requirements.

Whenever the Planning Board after public hearing shall have adopted any portion of the Master Plan, the governing body or other public agency having jurisdiction over the subject matter, before action necessitating the expenditure of any public funds, incidental to the location, character or extent of one or more projects thereof, shall refer action involving such specific project or projects to the planning board for review and recommendation or until forty-five days after such reference have elapsed without such recommendation. This requirement shall apply to action by a housing, parking, highway or other authority, redevelopment agency, school board, or other similar public agency; federal, state, county or municipal.

MEETINGS

During 1968, the Central Planning Board held 12 regular meetings; 7 special meetings; 10 public hearings; and 25 sub-committee meetings.

The Planning Commissioners are organized into special sub-committees. The committees are so designed as to permit members to examine in conference the many matters which fall within their jurisdiction. At regular sessions of the entire Board, the various committees report their findings and recommendations for appropriate action by the entire Board. The committees are: Urban Renewal, Public Works, Subdivision, Zoning, Public Relations, and Variance.

URBAN RENEWAL

The Planning Board, over the past year, reviewed and made recommendations for numerous amendments and modifications to proposed urban renewal plans. The Board, in both committee and regular meetings, met with officials of the Redevelopment Authority responsible for the execution of various projects.

Among these were:

N.J.R-6 Old Third Ward Project
N.J.R-52 South Broad Street Project
N.J.R-121 Industrial River Project
N.J.R-123 St. Benedicts Project
N.J.R-38 Lower Clinton Hill Project
N.J.R-32 Central Ward Project
N.J.R-72 Fairmount Project
N.J.R-156 St. Michaels Project
N.J.R-196 Medical College Project

ZONING

During 1968, the Board reviewed 112 variances and, through the Planning Officer, made recommendations to the Board of Adjustment on each of these.

SUBDIVISIONS

During 1968, the Board reviewed 24 subdivisions. Most of these were minor subdivisions, but the Board also acted, after public hearings, on 10 major subdivisions.

STREET VACATIONS

Twenty requests were received and approved by the Board in 1968.

To vacate a street, permission must be obtained from the Municipal Council after recommendation by various internal agencies: the Department of Public Works, the Central Planning Board, and in some instances, the County. It is the function of the Planning Board to review the street vacation as to the presence of public utilities (sewers, water mains, power lines), and the general effect upon the particular neighborhood.

Upon receiving a request for a street vacation, the street vacation sub-committee, examines the actual site or area involved and then convenes to discuss the matter in terms of the above mentioned factors. Most current street vacations are done in conjunction with urban renewal projects currently in execution.

